

**Minutes of the Meeting of the Board of Directors of the  
Rio Nuevo Multipurpose Facilities District**

August 14, 2002  
East-West Plaza Room of the Radisson Hotel  
181 West Broadway, Tucson, Arizona

**1. Roll Call**

Chair Suarez called the meeting to order at 6:10 pm. Olivia Hernandez, Corky Poster and Ruben Suarez were present; Alice Eckstrom was absent/excused. Staff present: John Jones, Project Director, John Updike, Project Manager, Frank Cassidy of the City Attorney's Office, William Hicks, Counsel to the District, and Kay Gray, District Treasurer and City Finance Director

**2. Approval of Minutes of June 12, 2002**

*Mr. Poster moved, Ms. Hernandez seconded, to approve the minutes. Motion approved unanimously, 11-0.*

**3. University of Arizona Science Center, Request for Funds for Planning and Programming**

Mr. Poster asked to make a statement regarding the potential conflict of interest arising from his position as Acting Dean for the College of Architecture at the University of Arizona. Based on Mr. Hicks' legal opinion, Mr. Poster stated that his interest was deemed to be "remote" with respect to this item before the Board, and thus he would not be prohibited from participating in the discussions or voting on this matter. Mr. Jones then outlined the substance of the University of Arizona proposal, and briefly reviewed the information contained in the agenda package. Alexis Faust was introduced and she, together with several team members, formally presented the University of Arizona Science Center proposal, with the aid of a powerpoint presentation. The University's formal request is for \$250,000 to conduct a financial feasibility study, community focus group studies and, if appropriate, a building programming analysis.

Mr. Poster asked if there was a sense of how much of the site would be required for the project, and how that compared to the original master plan. Approximately 6 acres was identified as being required for the project, with about 3 acres of improvements. With respect to the master plan for Rio Nuevo, an initial footprint of approximately 3 acres was anticipated for just the science center use. Chair Suarez asked about the potential for shared use facilities. Ms. Faust indicated that some portion of space would be shared by the Desert Museum, and attempts to avoid replicating displays would be made.

Mr. Poster indicated that he was delighted that this project was moving forward at this time, creating a "core" for the Rio Nuevo Project. Mr. Poster noted that the Mayor and Council and the CAC had approved the initial request. He also noted that the request is in keeping with the goal of a 2:1 match. *Mr. Poster then moved approval of the request,*



*Ms. Hernandez seconded the motion. Chair Suarez indicated the proposal was well put together. Motion passed unanimously (11-0).*

**4. Resolution to the State of Arizona, Dept. of Revenue, Triggering Commencement of Tax Increment Financing Payment**

Mr. Jones outlined the Resolution constructed by the attorneys advising the Board, contained in the agenda package. Mr. Poster indicated that this item was a long time in coming and very much welcome. Mr. Poster then moved approval of the Resolution. Ms. Hernandez seconded the motion. *Motion approved unanimously, 11-0.*

**5. Appointment of Rio Nuevo MFD Board Member to the Empowerment Zone Board of Directors**

Mr. Jones reviewed the agenda materials regarding this item. *Mr. Poster moved that Ruben Suarez be appointed as the Board's representative to the Empowerment Zone, seconded by Ms. Hernandez. Motion approved unanimously (11-0).*

**6. Authorization to Acquire Thrifty Block from General Services Administration 26-72 East Congress**

Mr. Jones reviewed the information contained in the agenda package. Mr. Poster asked whether the purchase price amount was set at \$36,000. Mr. Updike noted that was the likely acquisition price, but the authorization would be no greater than \$100,000. *Mr. Poster then moved approval of the request for acquisition, and Ms. Hernandez seconded the motion. Motion approved unanimously 11-0.*

**7. Flint Oil Acquisition**

Mr. Jones outlined the issues regarding the purchase of property within the Rio Nuevo District. Mr. Poster asked whether the properties all lie within the District boundaries (and are thus eligible for local match to Rio Nuevo), whether the properties were all environmentally acceptable (they are, with one exception being the Flint parcel, which is being investigated now and will not be accepted until the environmental information is reviewed and accepted), and whether the funding of the initial amount was by the City (the initial payment of \$1,500,000 was made by the City through the use of HURF monies). *Mr. Poster moved approval of the request, and Ms. Hernandez seconded the motion. Motion approved unanimously 11-0.*

**8. Next Meeting**

September 12, 2002 was established as the next meeting date.

**9. Future Agenda Items**



Mr. Jones indicated that the University of Arizona Design Studio semester funding and program request is expected, and that the attorneys were slated to outline permitted practices and policies with respect to procurement guidelines.

#### **10. Call to the Audience**

There was a question about the Thrifty Block that will be handled by staff.  
No one else spoke during the Call to the Audience.

#### **11. Adjournment**

*Mr. Poster moved for adjournment at 6:55 pm, seconded by Ms. Hernandez and unanimously approved, 11-0.*

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